



GUSTAV BARKHUYSEN  
ATTORNEYS

COST OF TRANSFER PROCESS  
Payable by the Purchaser

T/COSTS

**transfer costs**

Calculated according to a sliding scale based on the purchaser price, pas per the guidelines set by the Law Society. Table of costs and our cost calculator are available on our website.

TRANSFER DUTY

**transfer duty (td)**

Payable to SARS - TD will only be applicable where the purchase price or the value of the property (whichever is greater), is in excess of R1,000 000.

TD is calculated according to a sliding scale as per the guidelines provided by SARS on the relevant purchase price and required to obtain the Transfer Duty Receipt from SARS.

No TD is payable when the Seller is VAT registered and the sale is part of the Seller's VATable portfolio. In these instances the purchase price will either be VAT inclusive or VAT will be added to the purchase price depending on the wording of the Offer to Purchase, when relevant.

BOND COSTS

**bond costs**

Payable where a bond has been applied for at the bank to secure either the full purchase price, or the balance of the purchase price due.

Bond costs are calculated according to a sliding scale based on the value of the bond to be registered, as per the guidelines set by the Law Society.

An Initiation Fee, as stipulated by the relevant bank, and clearly stipulated in the Letter of Acceptance, is also payable to the bank.

OCCUPATION

**occupational rental/interest**

Payable when the Purchaser takes occupation of the property prior to registration.

Amount due will be as per the signed Offer to Purchase and payable in advance prior to occupation.

LEVIES

**levies**

Cost of obtaining a Levy Clearance consent for transfer in the case of Sectional Title Transfer.

The pro-rata portion payable by the Purchaser from the date of registration of the property into his name, will be collected as part of the monthly levies account payable to the Body Corporate.

Special Levies - It will be stipulated in the Offer to Purchase, should any special levies be due/ payable on a Sectional Title Transfer.

The Body Corporate will calculate the pro-rata payment of special levies to be paid by the Seller and Purchaser prior to registration of the transfer.

OTHER

**other**

Cost of obtaining the Rates Clearance Certificate from Council (if applicable).

Cost of obtaining a Home Owners' Association consent for transfer, when applicable (this will be clearly stipulated in the registered Title Deed where a Home Owners Association is applicable).